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REAL ESTATE

1325 Calvary Creek Parkway, Suite 200 | Gainesville, GA 30507
Warehouse Space for Lease

LEE HEMMER, CCIM, SIOR

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Warehouse Space for Lease

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Property Description

Embrace the epitome of modern business at this prime property in Gainesville, GA. Boasting state-of-the-art facilities and meticulously designed office spaces, the property offers an exceptional environment for businesses to thrive. With premium amenities, ample parking, and flexible lease options, this property seamlessly caters to the diverse needs of tenants. A strategic location provides convenient access to major transportation routes, making commuting effortless. Whether you're a start-up, a growing enterprise, or an established firm, this property offers the ideal space to elevate your operations. Elevate your business to new heights with the unmatched benefits and features of this exceptional property.

Property Highlights

- Modern, state-of-the-art facilities
- Premium amenities and ample parking

Offering Summary

| | |
|------------------|---------------------|
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Number of Units: | 1 |
| Available SF: | 8,500 SF |
| Lot Size: | 3.28 Acres |
| Building Size: | 8,500 SF |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 91 | 9,486 | 29,409 |
| Total Population | 373 | 32,616 | 87,198 |
| Average HH Income | \$69,583 | \$70,369 | \$78,661 |

Presented By:

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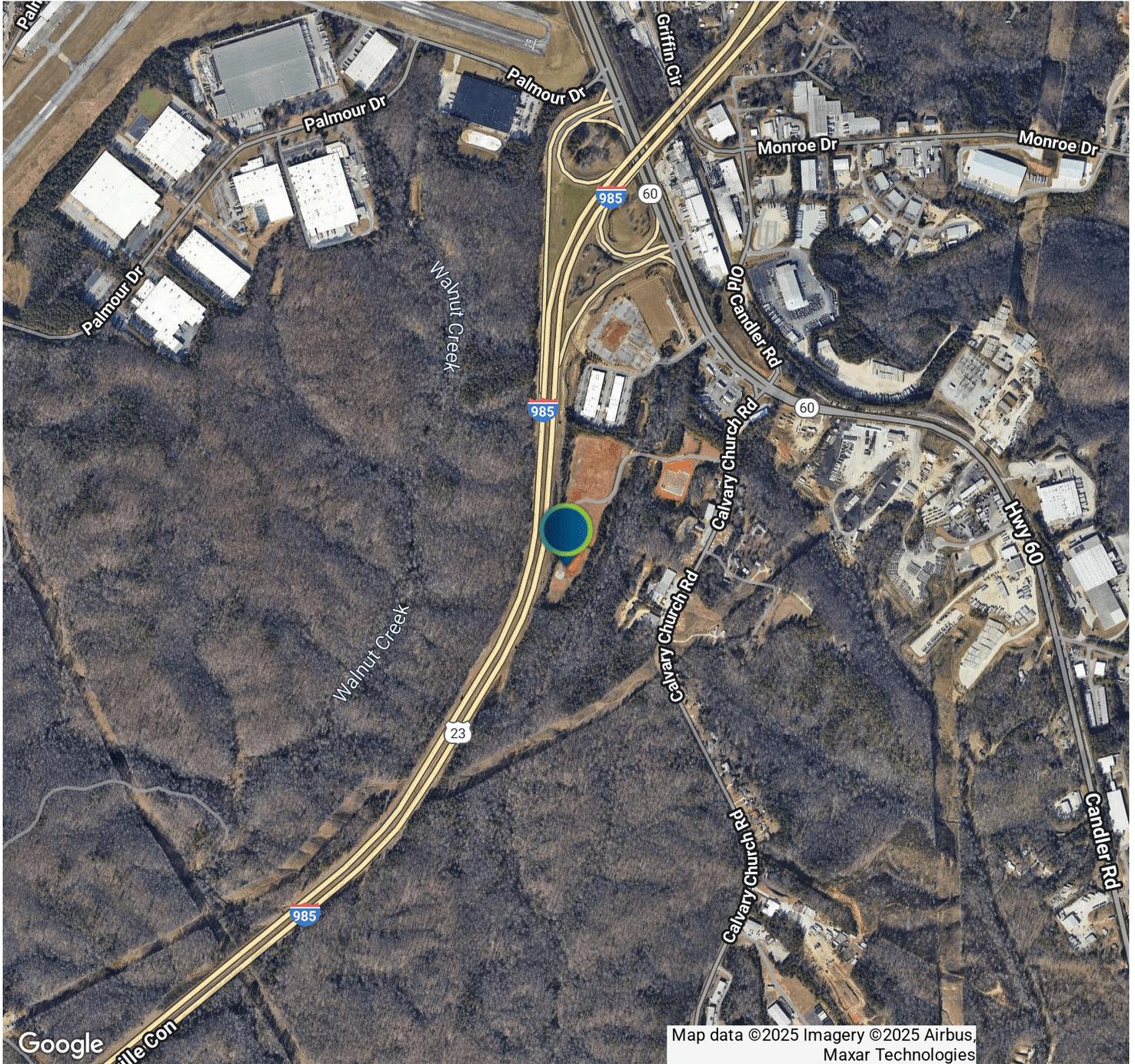
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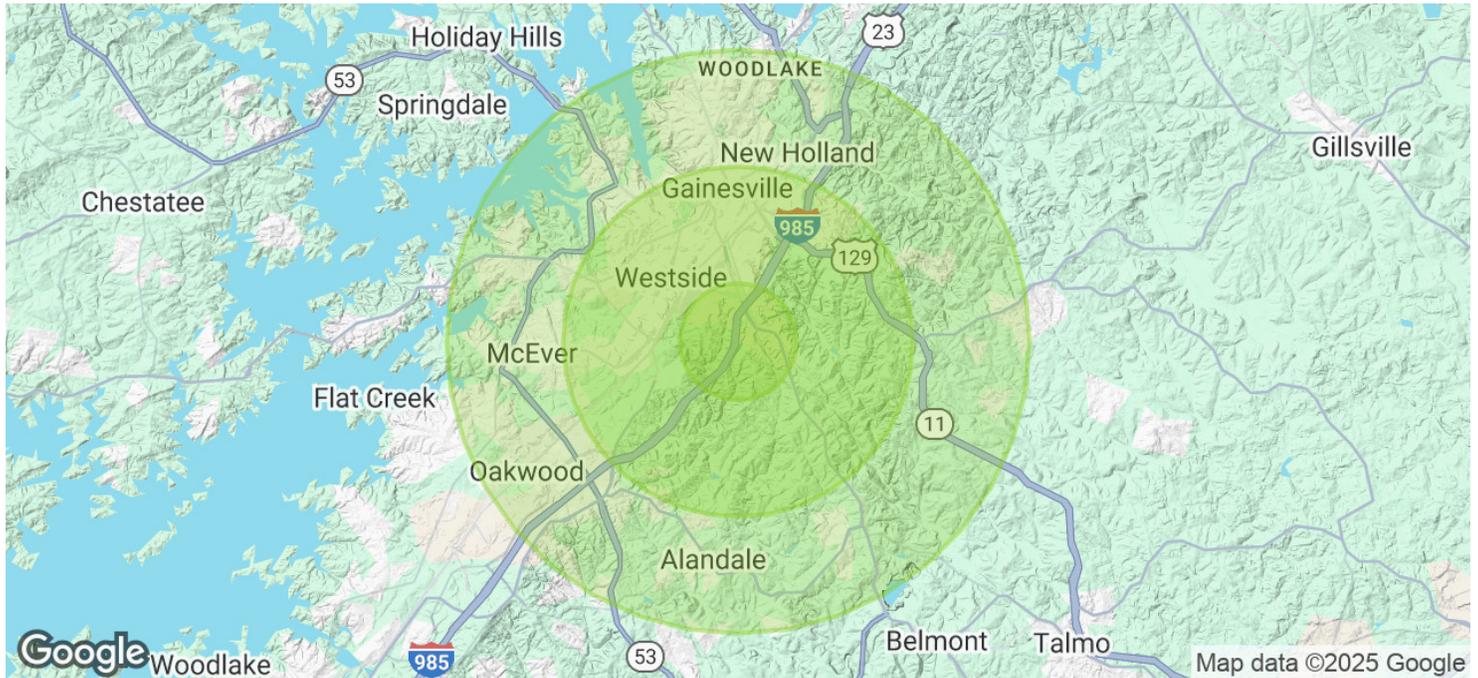
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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|---------------|----------------|----------------|
| Total Population | 373 | 32,616 | 87,198 |
| Average Age | 33 | 33 | 37 |
| Average Age (Male) | 33 | 32 | 35 |
| Average Age (Female) | 34 | 33 | 38 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 91 | 9,486 | 29,409 |
| # of Persons per HH | 4.1 | 3.4 | 3 |
| Average HH Income | \$69,583 | \$70,369 | \$78,661 |
| Average House Value | \$231,798 | \$261,065 | \$341,995 |

Demographics data derived from AlphaMap

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